From: Sierra Carbary sierracarbary@gmail.com
Subject: Re: 1840 Onyx Aly UNIT B
Date: Jul 23, 2025 at 6:45:18 PM
To: Kenneth W GREEN KWGreen@eugene-or.gov
Bcc: sierracarbary@gmail.com

Hello Ken,

Thank you for returning my email & thoroughly answering my questions.

I did submit a couple public records request through planning & development.

I also submitted a request for inspections per a complaint I believe as you stated that's when you guys do inspections.

I have a couple follow up questions, if you don't mind:

You state, "*The original **certificate of occupancy** was issued when the home was initially built back in the 30's".*

That indicates **one** dwelling. There are now **two** dwellings. Two separate addresses. Two separate electric bills. Therefore, there should be **two** separate certificates of occupancy.
Is that accurate?
Do you know when this structure was renovated to become a duplex?
This would be the same date that a second certificate

On Jul 23, 2025, at 3:49 PM, GREEN Kenneth W <KWGreen@eugene-or.gov> wrote:

Good afternoon,

Please see my responses below in blue.

Thank you

Ken Green
Code Compliance Supervisor
City of Eugene Planning and Development
99 West 10th Ave.
Eugene, OR 97401
KWGreen@eugene-or.gov
541-682-5415

From: Sierra Carbary <sierracarbary@gmail.com>
Sent: Wednesday, July 23, 2025 1:20 PM
To: GREEN Kenneth W <KWGreen@eugene-or.gov>
Subject: Re: 1840 Onyx Aly UNIT B

You don't often get email from sierracarbary@gmail.com.
Learn why this is important

[EXTERNAL ⚠️]

Hello, I'm just checking in regarding our conversation you were happy to discuss.

Thank you.

On Jul 19, 2025, at 12:30 PM, Sierra Carbary <sierracarbary@gmail.com> wrote:

Hello Mr. Green

I'm glad you are willing to discuss things further!

Yes, I do have some questions.

The specialty permit for this lot- particularly for 1840 Onyx Alley, indicates there are no dwellings. This likely means there's not a certificate of occupancy, considering it's historical designation for preservation since 1980.

• Why is the supposed certificate of occupancy for this location not on record in your database that starts from 1998?

The original certificate of occupancy was issued when the home was initially built back in the 30's, it wouldn't be readily available in our system. The permit that was issued in 2004 is an electrical trade permit; there's no need for this information on this type of permit.

The tax assessor's record showing a 2011 assessment with my area R03 being renovated with a kitchen & bathroom. This indicates it did not have one before. Meaning it was not habitable before. And likely had no certificate of occupancy before 2011.

• Why is this renovation not on record with the city?

If you wish to file for a public record request, you can submit an application here https://www.eugene-or.gov/519/Public-Records.

Thank you so much for your time!

Sierra Carbary

<image001.jpg>

<image002.png>

On Jul 17, 2025, at 1:02 PM, GREEN Kenneth W <KWGreen@eugene-or.gov> wrote:

Good afternoon,

I was forwarded your contact information and asked to investigate your concerns.

The three dwellings on the property aren't land-locked, they sit on a single tax lot that has access to both University Street and Onyx Alley. The property is zoned R-4 High Density Residential, meaning multiple-units have always been permitted here. All three structures have valid Certificates of Occupancy

Please let me know if you further questions, I would be happy to discuss further if needed.

Thank you

Ken Green

Code Compliance Supervisor
City of Eugene Planning and Development
99 West 10th Ave.
Eugene, OR 97401
KWGreen@eugene-or.gov
541-682-5415

From: Sierra Carbary sierracarbary@gmail.com
Subject: Briscoe 4th Dwelling
Date: Aug 12, 2025 at 10:26:39 PM
To: Tara D SMITH tara.smith@lanecountyor.gov
Bcc: sierracarbary@gmail.com

Hello Tara,

Thank you for acknowledging that.

This 4th dwelling (1840 Onyx Aly **APT B**) has existed on this tax lot since 2007 according to USPS & EWEB.

Appraiser "968" in 2011 on the tax record you gave me is not part of any licensure number ever existing in the ACLB.

So the 2011 appraiser is a fraud, or "968" is a number given to the appraiser by your office.

Data collector 144 is a fraud.
If they actually inspected the property, they would've seen 2 separate EWEB meters at 1840, & an APT A & an APT B at 1840.

I am submitting an FOIA public record request please for both identifying information for data collector 144 & appraiser 968.

Can you please give me the information of who they are?

So Elizabeth Louise Briscoe is the initial reason I'm in this position. Dan Ernest Neal & Azlea Polito w AG just kept it going by covering it up including the structural hazard this home is tenant after tenant.

Well, I shall introduce myself to my neighbor maybe.

Thanks,
Sierra V Carbary

> On Aug 11, 2025, at 11:43 AM, SMITH Tara D <tara.smith@lanecountyor.gov> wrote:
>
> Hello,
>
> We were not aware of the 4th unit on this property. It will be added to our inspection list for the 2026 tax year. Inspections have been completed for this tax cycle.
>
> No form is needed.
>
> Thank you,
>
> Tara Smith on behalf of the Lane County Assessor

Revealing Neglect & Coverup in Eugene, OR
youtube.com

On Jul 23, 2025, at 8:43 PM, Sierra Carbary <sierracarbary@gmail.com> wrote:

Hello,

I'm responding to the following email:

" On Jul 14, 2025, at 9:06 AM, Lane County Tax Assessor <Assessor@lanecountyor.gov> wrote:

Hello,

Taxation records indicate three dwellings, two homes and one duplex on tax lot 18-03-05-12-01700. Documents attached are the property record card, aerial view of tax lot 1700 and informational flyer on property assessment created by the department of revenue.

Thank you,

Tara Smith on behalf of the Lane County Assessor"

Regarding the attached file, could you please define what the letter C means within the duplex for the ground level? I see that it has no value within the "special features".

Also, Tara indicated that there were **3 dwellings** on this lot- according to the tax records, which- according to the tax records- 3 is what it shows.

But, **there are actually 4 dwellings** on this entire lot, & that fourth dwelling is where that letter C is- on the ground unit of the duplex in the picture of the property records you sent. I actually live there. It's called unit B. 1840 Onyx Alley unit B Eugene, OR 97403 is my address & that is where I live. It's 288 ft.² - which makes sense after the renovations that occurred giving me a kitchen & a bathroom & inputting a laundry room just outside my front door.

Were you aware of that space labeled C that was given no value whatsoever & no special features- was actually a dwelling- a separate dwelling with its own address?

I'm beginning to find out that many people may not be aware of a lot of the information I'm discovering, & if they are, they aren't really sure what to make of it. So I wanted to apologize for my accusatory tone I may have had previously.

May I ask if you have ever physically met the owner of University Street Sustainable Housing- Mr. Dan Neal?

If you wouldn't mind answering my questions to try & help me navigate as I continue forward, I would really appreciate it. Thank you so much for your time.

Sierra V Carbary